



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

20 ORCHARD COURT

TENBURY WELLS, WORCESTERSHIRE, WR15 8EZ

GUIDE PRICE

£47,500



A FIRST FLOOR RETIREMENT APARTMENT IN A PRIME POSITION ON A POPULAR DEVELOPMENT WHICH BENEFITS FROM A WARDEN SERVICE, RESIDENT FACILITIES AND AN ALARM SYSTEM CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE. EPC RATING D.

- KITCHEN • SPACIOUS LIVING ROOM • DOUBLE BEDROOM • BATHROOM

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.4 mile, Leominster – 10 miles,
Bromyard – 10 miles, Ludlow – 10 miles,
Kidderminster – 19 miles, Worcester – 22 miles,
Hereford – 24 miles, M5 J6 – 24 miles.

DIRECTIONS

From Teme Street head south-west along the A4112 in the direction of Leominster. In Cross Street turn right onto Berrington Road and proceed past the Police Station, taking the second right hand turn into Orchard Court.

SITUATION

20 Orchard Court is pleasantly situated on the eastern side of the development overlooking the communal gardens in the purpose built and highly popular retirement only development. Orchard Court is within level walking distance of the town centre which offers many facilities including a range of shops and services, a library, doctors' surgery, cottage hospital, swimming pool, cinema and a range of clubs and societies.

DESCRIPTION

20 Orchard Court is a first floor apartment constructed circa 1986 of part rendered and part tile clad elevations under a tiled roof. The property offers comfortable and secure accommodation and benefits from gas fired central heating (gas supply currently disconnected), a combination alarm system connected to the site warden's office and a front entrance secure coded key holder. N.B. The windows are to be upgraded to UPVC double glazed units by Sanctuary Housing later this year.

Orchard Court benefits from a warden service, large communal gardens, a residents' laundry room and a popular residents' meeting lounge where a variety of regular functions are held. Orchard Court also offers visitor facilities including a guest bedroom and shower room, and visitor parking.

ACCOMMODATION

A covered porch with a bin store opens into the entrance hall and stairs rise up the first floor landing with a store cupboard. The spacious living room has a Robinson Willey gas fire with a tiled hearth and a wooden mantel piece. A door leads through to the kitchen which has a range of cream base and wall units with wood effect worktops, a stainless steel sink/drain unit, a Glow-Worm Fuelsaver MK II boiler, and space for a cooker – some of the units are temporary and could be removed to provide space for a washing machine and fridge/freezer. There is a double bedroom with fitted wardrobes and a bathroom which has a bath with a Mira Zest shower over, a pedestal basin, wc and an airing cupboard with shelving.

TENURE

Leasehold – 60 years. Minimum Age – 60 years.

SERVICES

Mains water, drainage and electricity are connected. The mains gas supply has been disconnected whilst the property has been unoccupied. The purchaser would be responsible for arranging the reinstatement of the gas supply at the property.

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151
Council Tax Band A

SERVICE CHARGE

There is a service charge to cover warden service, residents' facilities, the alarm system, maintenance of the communal areas, lighting, painting exteriors, window cleaning and insurance – further details

can be obtained from the Agent. Annual Service Charge for period 1st April 2017 - 31st March 2018: £2,343.12 - reviewed annually.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available upon request.

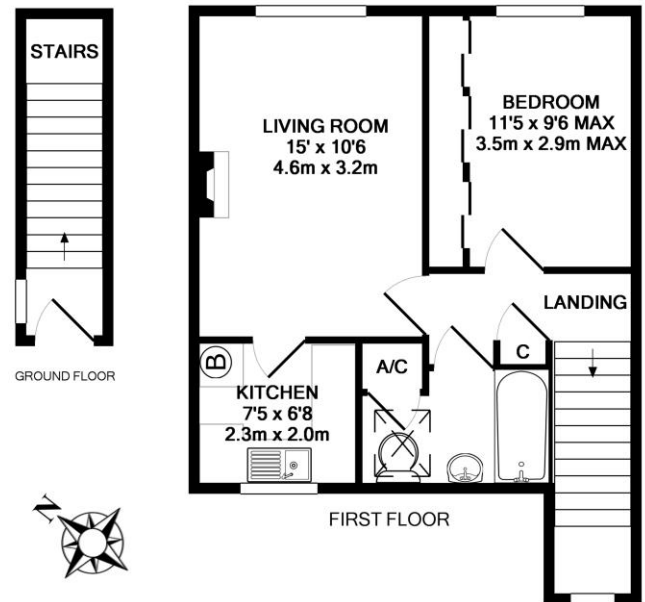
VIEWING

By prior appointment with the Agent: -

Nick Champion – Tel: 01584 810555

View all of our properties at: www.nickchampion.co.uk

Photographs taken: 24th July 2017 Details prepared: August 2017



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.